

*City of Las Vegas*

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: MAY 14, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-32804 - APPLICANT: CITY OF LAS VEGAS - OWNER:  
LAS VEGAS RESCUE MISSION, INC.

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:** APPROVAL.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Rezoning from C-2 (General Commercial) to M (Industrial) on 2.16 acres at 480 West Bonanza Road. This Rezoning request is for a 2.16 acre portion of a 4.09 acre site. The subject property at one time consisted of several independent parcels, each zoned either M (Industrial) or C-2 (General Commercial); however an administrative joining was performed through the Clark County Assessor's Office which required no City of Las Vegas review. This request is to eliminate the split zoning existing on the subject property and to bring the site into compliance with the existing corresponding LI/R (Light Industry/Research) General Plan designation and to facilitate the expansion of the Rescue Mission use through a companion Site Development Plan Review (SDR-32467). As the proposed Rezoning is in conformance with the General Plan, staff recommends approval of this request.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
05/19/65	The Board of City Commissioners approved a Rezoning (Z-0026-65) from C-2 (General Commercial) and R-4 (High Density Residential) to C-M (Commercial/Industrial) on property generally located between "E" Street to the east, "F" Street to the west, Wilson Avenue to the north, and Bonanza Road to the south. The Planning Commission recommended approval of this request.
12/13/72	The Board of City Commissioners approved a Rezoning (Z-0087-72) from R-4 (High Density Residential), C-2 (General Commercial) and C-M (Commercial/Industrial) to M (Industrial) at 500 West Bonanza Road. The Planning Commission recommended approval of this request.
08/22/73	The Board of City Commissioners approved a Rezoning (Z-0067-73) from C-2 (General Commercial) and R-4 (High Density Residential) to M (Industrial) and C-2 (General Commercial) on property generally located on the northwest corner of "E" Street and Bonanza Road.
03/20/74	The Board of City Commissioners approved a Reinstatement, Extension of Time and a Plot Plan Review [(Z-0087-72(1))] for property located at 500 West Bonanza Road. The Planning Commission recommended approval of this request.
04/24/80	The Board of Zoning Adjustment approved a Variance (V-0019-80) to allow the construction of a Women's Shelter without the required parking and setbacks.
03/26/86	The Planning Commission approved a Plot Plan Review (Z-0058-83) to allow a Thrift Store on property located at the southwest corner of "D" Street and Wilson Avenue. Staff recommended approval of this request.

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05/22/86	The Board of Zoning Adjustment approved a Special Use Permit (U-0036-86) to allow a Thrift Store in conjunction with an existing family shelter located at 614 "E" Street. Staff recommended approval of this request.
12/14/92	The City Council approved a Rezoning (Z-0078-92) from C-2 (General Commercial) and R-4 (High Density Residential) to C-2 (General Commercial) on 1.3 acres on the north side of Bonanza Road, between "D" Street and "E" Street. The Planning Commission and staff recommended approval.
07/12/99	The City Council approved a Petition to Vacate (VAC-0018-99) "E" Street (70 feet wide) and all public alleys (20 feet wide) generally located on the north side of Bonanza Road, between "F" Street and "E" Street. The Planning Commission and staff recommended approval of this request.
10/16/99	The City Council approved a Special Use Permit (U-0081-99) for a proposed 8,000 square-foot dormitory in conjunction with the existing Las Vegas Rescue Mission located at the northwest corner of Bonanza Road and "D" Street. The Planning Commission and staff recommended approval of this request.
06/29/01	The Planning Commission approved a Site Development Plan Review (SD-0027-01) for a proposed 13,619 square-foot dormitory building in conjunction with the existing Las Vegas Rescue Mission at 400 and 406 West Bonanza Road. Staff recommended approval of this request.
10/19/03	The City Council approved a Required Review (RQR-3094) of an approved Special Use Permit (U-0081-99) for an 8,000 square-foot dormitory in conjunction with the existing Las Vegas Rescue Mission at 480 West Bonanza Road. Staff recommended approval of this request.
01/17/07	The Planning and Development Department administratively approved a Reversionary Final Map (FMP-17479) of 1.56 acres located north of Bonanza Road, east of "F" Street, and southeast of Interstate 15. The map was recorded 01/25/07.
04/18/07	The City Council approved a Site Development Plan Review (SDR-19679) for a proposed 10,771 square-foot Rescue Mission and Waiver of the perimeter landscape buffer standard to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight-foot landscape buffer is required and a Special Use Permit (SUP-19681) for a Rescue Mission on 1.82 acres on the northeast corner of "F" Street and Bonanza Road as well as a request for a Rezoning (ZON-19680) from R-4 (High Density Residential) to M (Industrial) on 0.15 acres on the southeast corner of "F" Street and Wilson Avenue. The Planning Commission and staff recommended approval of these requests.

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09/19/07	The City Council approved a Request for a Rezoning (ZON-23472) from C-2 (General Commercial), M (Industrial) and R-4 (High Density Residential) under Resolution of Intent to M (Industrial) on 1.82 acres at the northeast corner of Bonanza Road and F Street and a Petition to Vacate (VAC-23034) portion of a 20-foot wide sewer easement generally located north of Bonanza Road and east of "F" Street. The Planning Commission recommended approval of these requests.
<b><i>Related Building Permits/Business Licenses</i></b>	
c. 1945	Original building was constructed at 480 West Bonanza Road.
08/02/96	Building permits for a guardhouse, entry gates and a block wall (#96015666) and a 90-foot block wall (#96015667) was issued for at 480 West Bonanza Road. The permits received final approval on 09/04/96 and 08/16/96, respectively.
07/08/02	Building permits for onsite improvements/hardscapes (#02012229) and a new building (#02012228) were issued at 404 West Bonanza Road. The permits received final approval 02/07/03.
12/17/03	A business license (#Q07-00544) was issued for a medical firm at 403 West Wilson Avenue. The license is currently active.
11/22/05	A business license (#R18-00003) was issued for a homeless shelter at 480 West Bonanza Road. The license is currently active.
01/23/06	A business license (#N33-00001) was issued for a non-profit community health center at 403 West Wilson Avenue. The license is currently active.
10/09/07	A business license (#N36-00001) was issued for a non-profit thrift store at 480 West Bonanza Road. The license is currently active.
10/19/07	A business license (#R18-00003) was issued for a homeless shelter at 480 West Bonanza Road. The license is currently active.
02/28/08	A building permit (#109359) was issued for site grading at 480 West Bonanza Road. The permit is currently active.
08/28/08	Building permits were issued for a new building certificate of occupancy (#120360), onsite hardscapes (#120361) and a trash enclosure (#120362) at 480 West Bonanza Road. The permits are currently active.
03/18/09	A building permit application (#135798) was submitted for a 35-foot long, six-foot high block wall at 480 West Bonanza Road.

<b><i>Pre-Application Meeting</i></b>	
11/24/08	<p>The following issues were discussed at the pre-application meeting:</p> <ul style="list-style-type: none"> <li>• Parking required for the site.</li> <li>• Conversion of an existing building into a sleeping facility.</li> <li>• Any additional site changes as a result of the requests.</li> <li>• The submittal requirements of a Site Development Plan Review, Variance, Special Use Permit and Rezoning for the proposed redevelopment/remodeling project were also discussed.</li> </ul>

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***Neighborhood Meeting***

A neighborhood meeting was not held, nor was one required.

***Field Check***

04/09/09	A field check was conducted by staff at the subject property. An existing rescue mission and thrift store was noted on the subject property. Construction consisting of site grading, a dining hall and a parking lot, approved through Site Development Plan Review (SDR-19679) were noted on the west half of the subject site.
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***Details of Application Request***

***Site Area***

Net Acres	4.09 acres
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<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Rescue Mission & Thrift Store	LI/R (Light Industry/Research)	C-2 (General Commercial) and M (Industrial)
North	I-15 Right-of-Way	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto Repair Shop	LI/R (Light Industry/Research)	M (Industrial)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>	X		
A-O (Airport Overlay) District (175 Feet)	X		Y
<b>Trails</b>	X		Y
<b>Rural Preservation Overlay District</b>			N/A
<b>Development Impact Notification Assessment</b>			N/A
<b>Project of Regional Significance</b>			N/A

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## **ANALYSIS**

The subject site is located in the Southeast Sector of the General Plan and has a current General Plan designation of LI/R (Light Industry/Research). The LI/R (Light Industry/Research) category allows areas appropriate for clean, low intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

This is a proposal to Rezone a 2.16-acre portion of the site from C-2 (General Commercial) to M (Industrial). The M (Industrial) district is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M (Industrial) district is consistent with the LI/R (Light Industry/Research) category of the General Plan.

The proposed Rezoning from C-2 (General Commercial) to M (Industrial) on a 2.16-acre portion of a 4.09-acre site is appropriate for the subject parcel as it eliminates the existing split zoning and will bring the entire parcel into a cohesive zoning district that is in compliance with the General Plan. In addition, the Rescue Mission use is an appropriate use within the M (Industrial) zoning district with the approval of a Special Use Permit. The applicant has submitted a Special Use Permit (SUP-34012) for a Rescue Mission use as a companion item to this request. As the proposed Rezoning is in conformance with the General Plan and surrounding land uses, staff recommends approval of this request.

## **FINDINGS**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

**1. "The proposal conforms to the General Plan."**

The proposed M (Industrial) zoning district is in conformance with the LI/R (Light Industry/Research) General Plan designation of the subject site and the surrounding parcels to the south, east and west.

**2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

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The uses which would be allowed on the subject property by approving the Rezoning are compatible with the surrounding land uses and zoning district as the subject site is located in area that is surrounded by M (Industrial) zoned properties. The Rezoning of a 2.16-acre portion of the 4.09-acre subject site will bring the property into conformance with the surrounding land uses.

**3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The C-2 (General Commercial) zoned portion of the subject site is not in conformance with the General Plan designation of LI/R (Light Industry/Research). The applicant has proposed a Site Development Plan Review (SDR-32467) for a parking lot reconfiguration and the conversion of an existing 9,584 square-foot dining facility into a sleeping facility for a total of 222 beds at an existing Rescue Mission, which has indicated the need for a Rezoning to allow the subject property to conform to the General Plan.

**4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The site is accessed by Bonanza Road to the south, a 100-foot Primary Arterial, according to the Master Plan of Streets and Highways, and D Street, a 60-foot Local Street to east, which will provide adequate access to the site. The site is also bordered by Wilson Avenue to the north; however, no access will be provided.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

15

**ASSEMBLY DISTRICT**      6

**SENATE DISTRICT**      4

**NOTICES MAILED**      96

**APPROVALS**      0

**PROTESTS**      1